

FACTSHEET

TITLE: **LETTER OF APPEAL** filed by Don Pearston, appealing Planning Commission Resolution No. PC-00954, which approved **SPECIAL PERMIT NO. 05046**, with conditions, requested by the Lighthouse, for authority to construct a nonprofit educational and philanthropic institution on property generally located at 26th and N Streets.

STAFF RECOMMENDATION: Conditional approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/28/05
Administrative Action: 09/28/05

PLANNING COMMISSION ACTION: Conditional approval (6-3: Krieser, Taylor, Larson, Strand, Carroll and Sunderman voting 'yes'; Pearson, Esseks and Carlson voting 'no').

FINDINGS OF FACT:

1. The purpose of proposed Special Permit No. 05046 is to construct a nonprofit educational and philanthropic institution on property generally located at 26th Street and N Street. This will allow for the expansion of the existing location of the Lighthouse at 2530 N Street.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.9, concluding that the proposal meets the requirements of the Zoning Ordinance and is in conformance with the Comprehensive Plan.
3. The applicant's testimony and testimony in support is found on p.12.
4. Testimony in opposition by the Woods Park Neighborhood Association is found on p.12-13, and testimony in opposition by the appellant, Don Pearston, is found on p.13. The issues of the opposition are encroachment into the residential neighborhood, impact on property values and on-street parking.
5. The applicant's response to the opposition is found on p.13, pointing out that this site will allow the Lighthouse to provide handicap accessibility, which is not possible at their current location. The applicant also pointed out that the services provided by the Lighthouse need to be in a residential, family-oriented neighborhood.
6. On September 28, 2005, the majority of the Planning Commission agreed with the staff recommendation and voted 6-3 to adopt Resolution No. PC-00954, approving Special Permit No. 05046, with conditions (p.3-7). Commissioners Pearson, Esseks and Carlson were the dissenting votes. See Minutes, p.14-15.
7. On October 6, 2005, Don Pearston filed a letter of appeal (p.2).

FACTSHEET PREPARED BY: Jean L. Walker

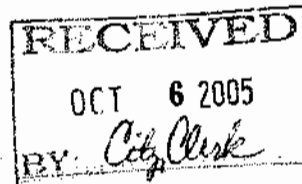
DATE: October 10, 2005

REVIEWED BY: _____

DATE: October 10, 2005

REFERENCE NUMBER: FS\CC\2005\SP.05046 Appeal

Pearston Family



● Phone (402) 217-4441 ● e-mail dpearston@gmail.com ●
● 229 South 26th St, Lincoln, NE 68510 ●

Lincoln City Council,

I am writing in order to *appeal* the decision made by the planning commission that would issue the special building permit number 05046.

I live behind the Rape Spousal Abuse Center on South 26th, which, as per your vote earlier in the year permitted them to expand their operation into our neighborhood and most damaging for my family and I, their new parking facilities being constructed that will run down my property line. I was obviously very concerned when Lighthouse applied for a building permit that would demolish the two buildings across the street from my home and build a large complex with the entrance on our neighborhood street.

If this facility were to be built on N street exclusively we would not contest these plans as we understand N street is undergoing transformation. The problem lies in the fact that the second house from the southeast corner of 26th street and N streets is also scheduled to be demolished and used as the entrance. This is an obvious intrusion into our neighborhood and shows complete disregard for the many tenants and families in the area. Such plans would increase traffic dramatically, pedestrian activity and noise pollution. Currently from my home I can hear the kids playing outside the lighthouse, which is around the corner on N street. Imagine for a moment, your neighborhood, its quietness and place of stability, would you like such a facility to be built near your home? In short, we believe the Lighthouse should either upgrade their current facilities or relocate to a more suitable area-not our neighborhood.

The city has done many good things to foster growth and development in the downtown area, to include luring in homeowners that would clean up and improve the neighborhood. Issuing this building permit is not keeping in the spirit of fostering the improvement of these neighborhoods. When good tenants and families feel intruded upon they move out and the neighborhood once again can become crime filled and run down. Our neighborhood is a case in point. It has seen some very substantial improvements in the 5 years we have lived here and we hope for continued progress, with certainty, if this facility is permitted to be built we will see and immediate loss of quality neighbors and the progress we have made in the last several years will be lost.

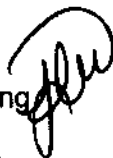
I hope that you can appreciate that we have a nice and quiet neighborhood that is becoming a pleasant place to live, we hope that you will vote no on this special permit and allow our neighborhood to continue its progress in becoming a quality place to live.

Sincerely,


Don Pearston, MA

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : September 30, 2005

RE : **Special Permit No. 05046**
(Lighthouse - 26th & N Streets)
Resolution No. PC-00954

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, September 28, 2005:

Motion made by Taylor, seconded by Strand, to approve **Special Permit No. 05046**, with conditions, requested by the Lighthouse, for authority to construct a nonprofit educational and philanthropic institution, on property generally located at 26th and N Streets.

Motion to approve, with conditions, carried 6-3: Krieser, Taylor, Larson, Strand, Carroll and Sunderman voting 'yes'; Pearson, Esseks and Carlson voting 'no'.

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Bill Michener, Lighthouse, 2530 N Street, 68510
Jerry Luth, 1140 O Street, 68508
Woods Park Neighborhood Association contacts (5)
Joy Holmes, 315 S. 26th, 68510
Jayne Sebby, 320 S. 29th, 68510
Don Pearston, 229 S. 26th, 68510

RESOLUTION NO. PC- 00954

SPECIAL PERMIT NO. 05046

1 WHEREAS, Lighthouse has submitted an application designated as
2 Special Permit No. 05046 for authority to construct a nonprofit educational and
3 philanthropic institution on property generally located at 26th and N Streets and legally
4 described as:

5 Lots 104, 105, 106, and 107 I.T., located in the Northeast
6 Quarter of Section 25, Township 10 North, Range 6 East of
7 the 6th P.M., Lancaster County, Nebraska;

8 WHEREAS, the Lincoln City-Lancaster County Planning Commission has
9 held a public hearing on said application; and

10 WHEREAS, the community as a whole, the surrounding neighborhood,
11 and the real property adjacent to the area included within the site plan for this nonprofit
12 educational and philanthropic institution will not be adversely affected by granting such
13 a permit; and

14 WHEREAS, said site plan together with the terms and conditions
15 hereinafter set forth are consistent with the comprehensive plan of the City of Lincoln
16 and with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the
17 public health, safety, and general welfare.

1 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
2 County Planning Commission of Lincoln, Nebraska:

3 That the application of Lighthouse, hereinafter referred to as "Permittee",
4 to construct a nonprofit educational and philanthropic institution, be and the same is
5 hereby granted under the provisions of Section 27.63.580 of the Lincoln Municipal Code
6 upon condition that construction of said institution be in strict compliance with said
7 application, the site plan, and the following additional express terms, conditions, and
8 requirements:

9 1. This approval permits a non-profit educational and philanthropic institution
10 with up to 5 staff to serve approximately 30 program participants.

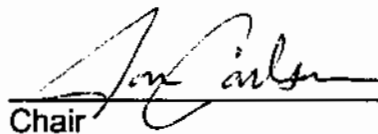
11 2. Make the following revisions to the site plan:

- 12 a. Add a note to the site plan showing parking calculations.
- 13 b. Add a note to the site plan stating all signage shall conform to the
14 district regulations set forth in LMC Chapter 27.69.
- 15 c. Revise the plans to show all existing street trees and add a note
16 stating all existing street trees will remain.
- 17 d. Add a note to the site plan stating the building appearance shall
18 substantially comply with the approved elevations. Minor changes
19 may be allowed following a review by the Planning Director.
- 20 e. Revise the parking lot screening to comply with design standards,
21 or add a note stating parking lot screening and landscaping will be
22 shown at the time of building permits.

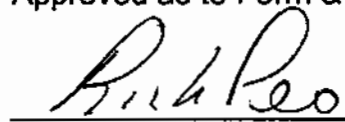
- 1 3. Before receiving building permits:
- 2 a. The Permittee shall have submitted a revised final plan including 5
- 3 copies and the plans are acceptable.
- 4 b. The construction plans shall comply with the approved plans.
- 5 c. The operation and the premises are to meet appropriate local and
- 6 state licensing requirements, including compliance with health
- 7 codes.
- 8 4. Before occupying the facility all development and construction shall have
- 9 been completed in compliance with the approved plans.
- 10 5. All privately-owned improvements shall be permanently maintained by the
- 11 Permittee.
- 12 6. The site plan approved by this permit shall be the basis for all
- 13 interpretations of setbacks, yards, locations of buildings, location of parking and
- 14 circulation elements, and similar matters.
- 15 7. This resolution's terms, conditions, and requirements bind and obligate the
- 16 Permittee, its successors and assigns.
- 17 8. The applicant shall sign and return the letter of acceptance to the City
- 18 Clerk within 30 days following the approval of the special permit, provided, however,
- 19 said 30-day period may be extended up to six months by administrative amendment.
- 20 The clerk shall file a copy of the resolution approving the special permit and the letter of
- 21 acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the
- 22 applicant.

1 The foregoing Resolution was approved by the Lincoln City-Lancaster County
2 Planning Commission on this 28 day of September, 2005.

ATTEST:


Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 28, 2005 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #05046

PROPOSAL: Approve a nonprofit educational and philanthropic institution.

LOCATION: 26th and "N" Streets

LAND AREA: 22,500 square feet, more or less.

CONCLUSION: This application meets the requirements of the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 104, 105, 106, and 107 I.T., located in the NE 1/4 of Section 25-10-6, Lancaster County, Nebraska

EXISTING LAND USE AND ZONING: Multiple family R-6 Residential

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	R-6 Residential/B-3 Commercial
South:	Multiple family	R-6 Residential
East:	Multiple family	R-6 Residential
West:	Rape/Spouse Abuse Crisis Center	R-6 Residential

HISTORY:

May 1979 The zoning for this area changed from D Multiple Dwelling to R-6 Residential as part of the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

Guiding Principles for Existing Neighborhoods

- Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
 - Require new development to be compatible with character of neighborhood and adjacent uses.
- (F 69)

Strategies for New and Existing Urban Neighborhoods

The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches, windows and doors on the front street side. (F 71)

ANALYSIS:

1. This is a request for a permit to allow Lighthouse, a non-profit educational and philanthropic institution, to construct a new facility on property zoned R-6. Two existing houses on the property will be removed.
2. LMC §27.63.580 provides the conditions under which this permit may be approved.

- a. **The amount of parking required shall be equal to the amount which would otherwise be required for the use as set forth in Chapter 27.67 which is most analogous to the use proposed in connection with such religious, educational or philanthropic institution as determined by the Planning Director. All required parking shall be located on the lot unless otherwise specifically approved by the Planning Commission, but in no event shall required parking be located more than 300 feet from the lot upon which the use is located.**

Applicant proposes to use the parking formula for early childhood care facilities, and proposes 9 parking spaces. This number was derived based upon 6 spaces for 5 staff and 1 facility van, and 3 additional spaces for up to 30 participants. Their purpose statement indicates 80% of program participants either ride a bike or walk to and from the existing facility.

- b. **No such use shall render a service which is customarily carried on as a business nor shall any such use be approved which involves printing, publishing, manufacturing, or other industrial uses on the premises.**

Lighthouse provides an after-school program with the goal of increasing the likelihood for program participants to successfully complete a high school education. They do this by providing tutoring and academic support, a food program, enrichment and recreational activities, and a safe environment, all for no cost to the participants.

- c. **All signage shall be in conformance with the district regulations as set forth in Chapter 27.69 of this code.**

Signs are not shown on either the site plan or the elevations.

3. This proposed use is located in a transitional area between the automobile-oriented commercial uses serving “N” and “O” Streets and residential uses south of “N” Street. Applicant has provided elevation drawings that show a concern for aesthetic character and compatibility. This project will be required to comply with the Neighborhood Design Standards, and appears to do so. The plans will be reviewed for compliance during the building permit process. Staff recommends the elevations presented be included in an approval of this permit.

4. Additional information must be provided on the drawings..
5. Planning Staff recommends approval based upon the following conditions.

CONDITIONS OF APPROVAL:

Site Specific:

1. Make the following revisions to the site plan:
 - 1.1 Add a note to the site plan showing parking calculations.
 - 1.2 Add a note to the site plan stating all signage shall conform to the district regulations set forth in LMC §27.69.
 - 1.3 Revise the plans to show all existing street trees and add a note stating all existing street trees will remain.
 - 1.4 Add a note to the site plan stating the building appearance shall substantially comply with the approved elevations. Minor changes may be allowed following a review by the Planning Director.
 - 1.5 Revise the parking lot screening to comply with design standards, or add a note stating parking lot screening and landscaping will be shown at the time of building permits.
2. This approval permits a non-profit educational and philanthropic institution with up to 5 staff to serve approximately 30 program participants.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised **final** plan including 5 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the facility all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.

- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Greg Czaplewski
441-7620, gczaplewski@lincoln.ne.gov

Date: September 15, 2005

Applicant: Lighthouse
2530 "N" Street
Lincoln, NE 68510
475.3220

Owner: Jerry Luth
1140 "O" Street
Lincoln, NE 68508

Contact: Bill Michener
Lighthouse
2530 "N" Street
Lincoln, NE 68510
475.3220

SPECIAL PERMIT NO. 05046

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 28, 2005

Members present: Krieser, Taylor, Pearson, Larson, Strand, Carroll, Esseks, Sunderman and Carlson.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

This application was removed from the Consent Agenda and had separate public hearing.

Proponents

1. **William Michener**, 842 Sumner Street, presented the application. The Lighthouse is currently located in this same neighborhood at 2530 N Street, about ½ block west of the subject site for relocation. This is a nonprofit after-school program looking to build a new facility because they need a larger area for the young people. The Lighthouse is located in one of the highest need neighborhoods in Lincoln. The Lighthouse is open Monday through Friday, directly after school until 10:00 p.m.

2. **Joy Holmes**, 315 S. 26th, testified in support because her daughter is almost 14 and loves the Lighthouse where she does her homework and is able to get some tutoring. The Lighthouse keeps the kids out of trouble and off the streets. It is wonderful.

Opposition

1. **Jayne Sebbby**, 320 S. 29th, testified on behalf of Carol James, President of **Woods Park Neighborhood Association**, with mixed feelings about this proposal. She agreed that the Lighthouse is a wonderful facility and the neighborhood does enjoy having them as neighbors; they do a great job with kids; the kids have even come and helped the neighborhood association; and they would like to keep them in the neighborhood. However, the association just recently received notice of this proposal so they have not had the opportunity to take it to the Board or the rest of the neighborhood. It appears to be a very nice design and it looks like it would meet their needs; however, the proposed location does extend into a residential neighborhood. This would destroy two very lovely homes, which are now rental properties on the edge of the residential part of the neighborhood. They are actually two of the nicer homes in that area. It is also the neighborhood where Fernando Pages is building a multi-plex. Therefore, Sebbby suggested that this is Woods Park Neighborhood's last chance to keep this neighborhood as residential. The neighborhood association is also concerned about the existing horrible situation with on-street parking. There appear to be only nine parking spaces for staff members, etc. The only street parking is on 26th Street. The neighborhood association is also concerned that there is some sort of recreational facility attached to the new location, and they are not sure that is appropriate for a residential neighborhood.

Taylor asked Sebby how she sees this change affecting the neighborhood in terms of making it less of a family residential neighborhood. Sebby responded, stating that 26th Street shows why we changed the law about slip-ins in older neighborhoods. We already have a criminal issue there. Police incidents tend to be higher on that street than in other parts of the neighborhood. She is not sure Lighthouse would change that, but it is already an issue. Anytime you bring more people into the neighborhoods, there are issues with transportation, parking, etc.

Taylor wondered whether Sebby believes this would increase the night-time traffic. Sebby would not be surprised if it did increase the night-time traffic. The kids walk but some of them do have vehicles. She wonders whether there will be athletic events in the building. This proposal was not brought before the Woods Park Board to get any reaction. They are interested in keeping the Lighthouse in the neighborhood, but can we do this without an adverse impact on the neighborhood?

2. Don Pearston, 229. S. 26th, testified in opposition, reminding the Commission that RSACC (Rape Spouse Abuse Crisis Center) is expanding down his driveway to his property line; their parking facilities do not hold all the parking they need, and the cars are flooding the street until 6 or 7 p.m. every night. He suggested that the location of the Lighthouse as it exists today is perfect with easy access. The proposed expanded location is not just on N Street. The building will be on the southeast corner of 26th & N, plus the building behind it with a S. 26th address. Pearston lives behind RSACC and has experienced all of the expansions of the various organizations. He has lived in the neighborhood for four years. He knows what the Lighthouse does, and he believes it will definitely increase the car and pedestrian traffic and noise. This is his neighborhood and he and his neighbors want to have peace and quiet where they come home and live. He believes that the building next door and the proposed building across the street is a devaluation of that peace, their property and their peace of mind, in general.

Pearston is not opposed to the Lighthouse organization and what it does for the youth. Their mission is equitable and needed, but do we need to do it in our neighborhood? Why not keep it on N Street or another site so that it does not impact the neighborhood as much? What about alternate sites?

Response by the Applicant

Michener believes that some of the concerns raised are valid, but he believes the applicant has done the research and has attempted to resolve some of those concerns. Over 80% of the young people either walk or ride their bike to the Lighthouse. The majority do not own a vehicle. The parking in the back of the building will provide for the drop-off location. As far as being a family neighborhood – that is what is stressed at the Lighthouse – to be a part of the family. These young people do not have a place to go so we want to give them that family atmosphere. The youth are not unsupervised. The current recreation area is outdoors behind the building but there is always staff wherever there are youth. The house faces N Street – the main entrance will be on N Street.

Taylor inquired whether the applicant has considered any other locations. Michener advised that they did consider the property next door to the current location, but the owner is planning to

put a professional building there. Across the street is being turned into a parking lot for an existing organization on O Street that owns that property.

Esseks was concerned about access. Michener advised that there is enough room on the plan to pull into the property and turn around. Access will be from S. 26th, not S. 27th.

Strand inquired about recreational events at the center. Michener stated that the Lighthouse does not invite competition. The recreational space is for the young people attending the Lighthouse.

Strand inquired about handicap accessibility. Michener advised that there is no handicap accessibility at the existing location. They want to be available to all young people without limitation and barriers.

The existing facility would be sold and probably removed because it is not zoned residential.

Pearson asked whether the applicant would be opposed to a two week delay in order to meet with the neighborhood association. Michener stated that he is interested in meeting with the neighborhood association and he would not be opposed to a delay. However, they did distribute fliers in the neighborhood and had a public neighborhood meeting last Wednesday at 6 p.m., and only one person showed up. He went into the neighborhood in a one-block radius each way of the proposed site.

ACTION BY PLANNING COMMISSION:

September 28, 2005

Taylor moved approval, with conditions, seconded by Strand.

Taylor believes the applicant could meet with the association and there is an opportunity for an appeal to the City Council, if the neighborhood association so desires.

Carroll noted that the building has to meet the neighborhood design standards so it will have to fit into the neighborhood. The Lighthouse does an excellent service and he believes that it needs to be in the neighborhood.

Pearson stated that she is a big fan of the Lighthouse, but she believes the neighbors have a valid point about it being on the block between N and O, which has a much higher activity level. This is moving into a neighborhood directly across the street from RSACC. That makes that corner fairly highly active. The driveway is on S. 26th Street mid-block so the people with the house south of this parcel will look out to a driveway and a parking lot for nine cars. She believes this is significant for the neighborhood. She believes there needs to be some neighborhood input. She believes that the Commission should be more thoughtful and take more time, thus she would be more in favor of a two-week delay.

Esseks stated that he supports a two-week delay, and the applicant finds it acceptable. He believes that some effort to address the concerns of the neighbors makes sense, particularly with regard to some sort of buffer for the parking area or arranging for the parking area to be on the other side.

Motion for conditional approval carried 6-3: Krieser, Taylor, Larson, Strand, Carroll and Sunderman voting 'yes'; Pearson, Esseks and Carlson voting 'no'. This is final action, unless appealed to the City Council within 14 days.



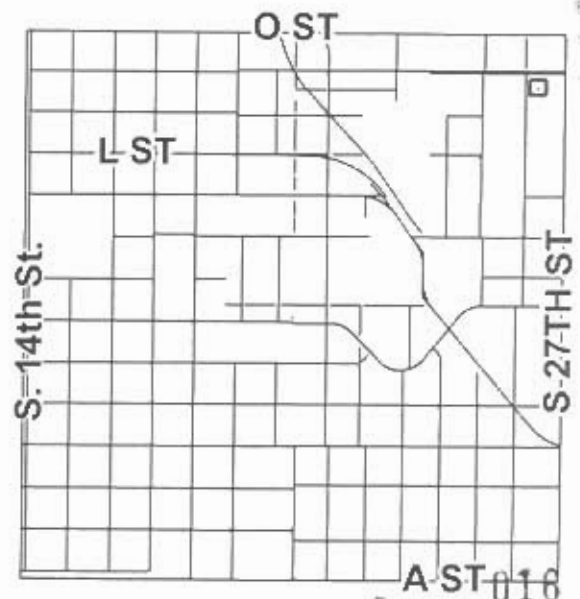
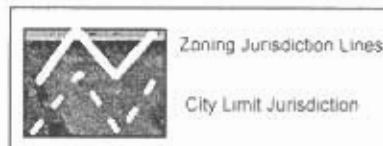
2005 aerial

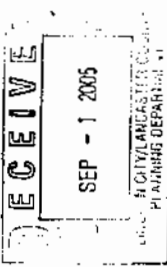
Special Permit #05046 S. 26th & N St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 25 T10N R6E





LIGHTHOUSE AREA SUMMARY:

MAIN LEVEL: 3000 #
UPPER LEVEL: 1500 #
LOWER LEVEL: 2000 #
REC. AREA: 8400 #

LEGAL DESCRIPTION:

LOT 104 NE 25-10-4
LOT 105 NE 25-10-4
LOT 106/107 NE 25-10-4

PLANT SCHEDULE

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE / METHOD	MATURE SIZE
4	SR	PLATANUS RUGOSA 'CHAMPAIN'	CHAMPAIN PLUM	18" SP. CONT. 2" D.C.	30' H. 15" W.
5	RT	PERSEA ATROPURPUREA	RED PALM	8" SP. CONT. 2" D.C.	20' H. 10" W.
7	RS	PERSEA ATROPURPUREA	RED PALM	18" SP. CONT. 2" D.C.	20' H. 10" W.
8	CA	PERSEA ATROPURPUREA	RED PALM	2" DIA. AS SHOWN	20' H. 10" W.

LANDSCAPE PLAN NOTES

1. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
4. ALL PLANT MATERIAL SHALL BE OF A GOOD QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE. WRITTEN AUTHORIZATION FROM THE ARCHITECT MUST BE OBTAINED FOR ANY SUBSTITUTIONS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND REGRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF SUBMITTAL. COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR OF REPLACEMENT MATERIAL.
7. ANY CLEAN EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
8. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SOAKING, AND OR BEERKING.
9. LANDSCAPE CONTRACTOR SHALL MARK ALL PLANT LOCATIONS PRIOR TO PLANTING. ARCHITECT SHALL INSPECT PLANTING LOCATION AND AUTHORIZED PLANTING. TWENTY-FOUR (24-HOUR) NOTICE SHALL BE GIVEN TO THE ARCHITECT PRIOR TO INSPECTION.
10. PROVIDE AND INSTALL LOCALLY AVAILABLE HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS. REFER TO PLANTING DETAILS. MULCH WITHIN PLANTING BED IS TO BE CONTINUOUS SPACED EDGES OF SOIL LEFT 2" LOWER THEN THE ROOT CROWN OF THE TREE.

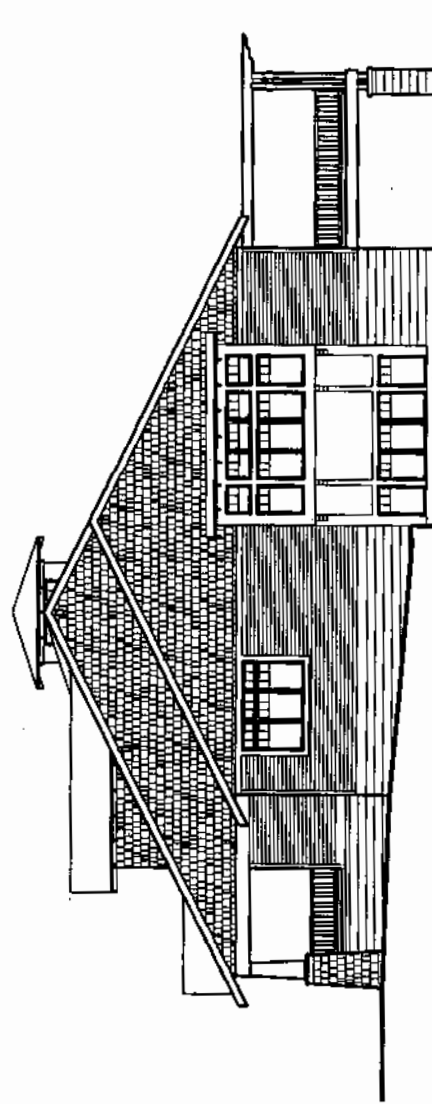
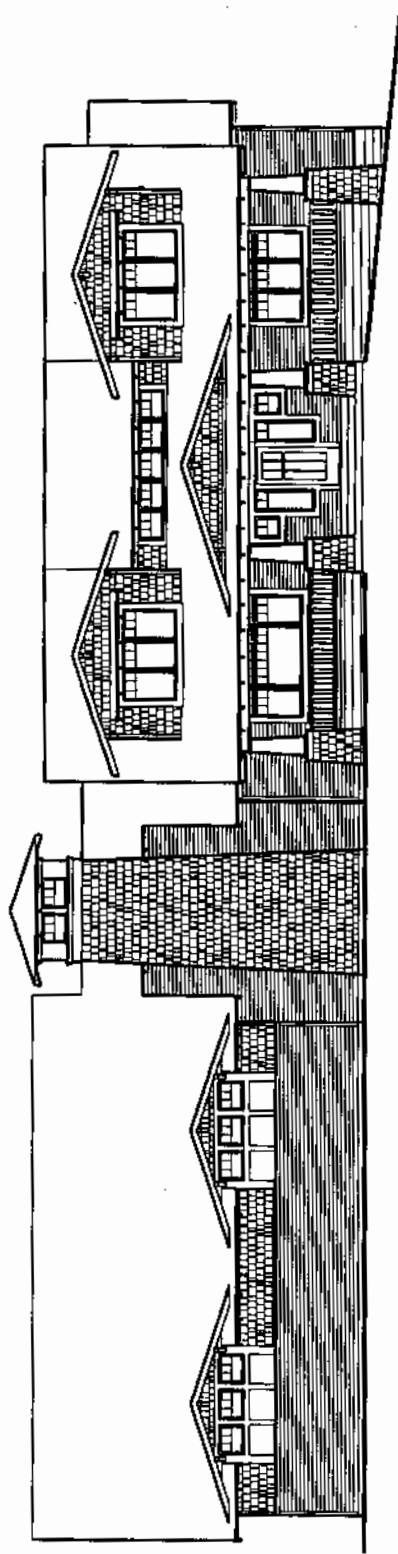
Special Permit Submittal

Scale: 1/20

Date: 08.31.05

LIGHTHOUSE





RECEIVED
SEP - 1 2005
CITY OF
SOUTH DAKOTA

Elevations
Scale 1" = 10' - 0"
Date - 8.8.05

LIGHTHOUSE



City of Lincoln Zoning Application Purpose Statement

Providing high quality community-based, after-school programming is the means by which the Lighthouse goal of increasing likelihood of high school graduation is achieved. Research by the Carnegie Commission published in an article entitled *A Matter of Time: Risk and Opportunity in the Nonschool Hours* identifies several characteristics of high quality after-school programs. Lighthouse provides all of the characteristics of high quality after-school programs outlined by the Carnegie Commission Study listed below:

- Access to caring adult mentors and role models,
- Opportunities to interact with same-age, older and younger peers in a positive environment,
- Safe Havens (even in crime ridden neighborhoods),
- Activities that teach such skills as goal setting, decision-making, communicating, problem-solving and conflict resolution,
- The chance to design and implement solutions to real problems through community service,
- Opportunities to participate in the decisions of the organization, and
- Activities that nurture personal interests and talents, the exercise of new skills, public performance and recognition, and reflection on individual and group accomplishments (After-School Care, 1998).

Services Lighthouse provides:

1. A safe, supervised, and nurturing environment: Lighthouse is open Monday through Friday from 2:00 p.m. to 10:00 p.m., twelve months a year, including school breaks and summer months. Trained staff members and volunteers provide constant and consistent supervision of youth. Staff members and volunteers build rapport and a sense of belonging by initiating conversations, games and other positive interactions with youth. Lighthouse provides a "Safe Harbor" where youth feel cared for and safe.
2. Tutoring and academic support: Lighthouse staff members and volunteers facilitate study hours from 2:00 p.m. to 5:00 p.m. on school days. During study hours youth have a quiet place to study, receive one-on-one tutoring and computer access. Staff members communicate with school personnel to monitor attendance, academic performance and behavior of youth identified as needing additional assistance.
3. Food Program: Lighthouse Food Program Coordinator prepares an afternoon snack and evening meal Monday-Friday, 12 months a year. Evening meals are nutritious and reflect the cultural and ethnic diversity of participating youth. Providing snacks and evening meals addresses the nutritional needs of young people, helping them to concentrate on schoolwork and learning.
4. Enrichment Activities: Enrichment activities provide learning opportunities outside the school classroom. Lighthouse enrichment activities enhance life experiences and learning opportunities by providing participating youth access to

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workshops, career exploration field trips, camping, arts and theatre activities, etc. Enrichment activities are facilitated at least twice a month.

5. Healthy Recreational Activities: Lighthouse provides recreational activities as a positive alternative to high-risk behaviors including gangs, drug/alcohol use, crime, etc., that are barriers to high school graduation. Structured recreational activities provide opportunities for youth to participate in sports, games and other events. Numerous recreational activities are available daily including basketball, pool table and card/board/video games. Special recreational events are scheduled regularly including monthly trips to the YMCA.

In our new facility, we will finally have the space and updated systems we need to be most effective. We plan on maintaining a home environment which will have separate study, dining, and gathering areas. There will be a special room for tutoring to limit distractions of the daily hustle and bustle. Additional space will allow us to expand our programming, like job readiness. An indoor recreation area will give our youth an opportunity to work off adolescent energy year-round.

Upgraded infrastructure will help computers and other equipment operate efficiently and make our dinner service more conducive to a family environment. An elevator and other accessibility modifications will allow us to serve all youth. Currently we are not handicap accessible and this is hindering us from helping all youth utilize our services.

Our staff will have functional offices. Most of them will be off the main floor so we can have more space for youth activities. When more students "drop in" after school, we will be able to provide more space to help them feel comfortable and ready to participate in tutoring, mentoring and enrichment activities.

Lighthouse provides meaningful and accessible services to youth in a high need neighborhood. Approximately 80% of Lighthouse participants walk or ride bike to and from the facility at 2530 'N' Street. To ensure cost is not a barrier to participation ALL programs and services are offered to participating youth without cost.

The site plan reflects an off-street parking area accommodating a total of 9 stalls, meeting the requirements set forth in Chapter 27.67.040.(d)(11)(i) "Other Private Schools". Because the nature of the Lighthouse program is focused on personal and academic enrichment for youth, the parking requirements most closely align with characteristics of "Other Private Schools", reflecting a youth population that seldom uses an auto to attend the facility. The 9 parking stalls reflect the following assumptions:

Maximum Number of Employees at one time:	5
Future Van for transporting Youth:	1
Maximum Number of Youth at one time (30) divided by 10:	3

Total: 9 Stalls.